

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Mark A. Frechette and Charlene J. Frechette
3012 Regent Park Circle
Birmingham, AL 35242

STATE OF ALABAMA)

)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Sixteen Thousand Five Hundred and No/100 Dollars (\$316,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Breton S. Dobers and Elizabeth A. Dobers, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Mark A. Frechette and Charlene J. Frechette**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 61, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, an Eddleman Community, as recorded in Map Book 40, Pages 114, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Instrument No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



20151204000415260 2/4 \$339.50
Shelby Cnty Judge of Probate, AL
12/04/2015 02:11:51 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 5th day of November, 2015.

Amy Webster
Witness

Breton S. Dobers
Breton S. Dobers
By Weichert Workforce Mobility, Inc.
as attorney-in-fact

By: Michelle Misner
Michelle Misner
Its: Special Assistant Vice President and
Special Assistant Corporate Secretary

Joan Bertrand
Witness

Elizabeth A. Dobers
Elizabeth A. Dobers
By Weichert Workforce Mobility, Inc.
as attorney-in-fact

By: Michelle Misner
Michelle Misner
Its: Special Assistant Vice President and
Special Assistant Corporate Secretary

STATE OF MASSACHUSETTS)
COUNTY OF Plymouth)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michelle Misner, whose name as Special Assistant Vice President and Special Assistant Corporate Secretary of Weichert Workforce Mobility, Inc., a New Jersey corporation, as Attorney-in-Fact for Breton S. Dobers, a married woman, under that certain Limited Power of Attorney recorded in Instrument No. 20151204000415260, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she in her capacity as such officer of said corporation and with full authority, with said corporation acting in its capacity as attorney-in-fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of November, 2015.

Marie H. Graham
NOTARY PUBLIC
My Commission Expires: _____

(must affix seal)



MARIE H. GRAHAM
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 2, 2018

STATE OF MASSACHUSETTS)
COUNTY OF Plymouth)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michelle Misner, whose name as Special Assistant Vice President and Special Assistant Corporate Secretary of Weichert Workforce Mobility, Inc., a New Jersey corporation, as Attorney-in-Fact for Elizabeth A. Dobers, a married woman, under that certain Limited Power of Attorney recorded in Instrument No. 20151204000415250, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she in her capacity as such officer of said corporation and with full authority, with said corporation acting in its capacity as attorney-in-fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of November, 2015.

Marie H. Graham

NOTARY PUBLIC

My Commission Expires: _____

(must affix seal)



MARIE H. GRAHAM
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 2, 2018



20151204000415260 3/4 \$339.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Breton S. Dobers and Elizabeth A. Dobers c/o Weichert Workforce Mobility, Inc.
Mailing Address 120 Long Water Drive Norwell, MA 02061 3012 Regent Park Circle
Property Address Birmingham, AL 35242

Grantee's Name Mark A. Frechette and Charlene J. Frechette
Mailing Address 3012 Regent Park Circle Birmingham, AL 35242

Date of Sale November 13, 2015

Total Purchase Price \$ 316,500.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other
Deed

20151204000415260 4/4 \$339.50
Shelby Cnty Judge of Probate, AL
12/04/2015 02:11:51 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

9/23/15

Print Breton S. Dobers and Elizabeth A. Dobers

Unattested

(verified by)

Sign

Breton S. Dobers Elizabeth A. Dobers
(Grantor/Grantee/Owner/Agent) circle one